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22 IN THE UNITED STATES DISTRICT COURT  
 23 CENTRAL DISTRICT OF CALIFORNIA  
 24 WESTERN DIVISION

25 UNITED STATES OF AMERICA

26 Plaintiff,

27 v.

28 BENTLEY PRINCE STREET, INC.

Defendant

CV13-05455-CBM  
 Civil Action No.

CONSENT DECREE

Consent Decree

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CLERK U.S. DISTRICT COURT  
 CENTRAL DIST. OF CALIF.  
 LOS ANGELES

(JG)

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## I. BACKGROUND

A. The United States of America ("United States"), on behalf of the Administrator of the United States Environmental Protection Agency ("EPA") has filed a complaint in this matter pursuant to Section 107 of the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA"), 42 U.S.C. § 9607 seeking reimbursement of response costs incurred and to be incurred for response actions taken at or in connection with the release or threatened release of hazardous substances at the Puente Valley Operable Unit ("PVOU") of the San Gabriel Valley Superfund Site, Area 4, Los Angeles County, California (the "Site").

B. This Consent Decree provides for the reimbursement of a portion of the United States' Past Response Costs at this Site by Bentley Prince Street, Inc., formerly known as Bentley Mills, Inc. ("Settling Defendant").

C. By entering into this Consent Decree, Settling Defendant does not admit liability to or arising out of the transactions or occurrences alleged in the Complaint or to any other person related to the Site.

D. Bentley Prince Street, Inc. previously met with EPA and presented facts and evidence which Bentley Prince Street, Inc. believes demonstrates it is not responsible for any contamination at the Site.

E. The United States and Settling Defendant agree, and this Court by entering this Consent Decree finds, that this Consent Decree has been negotiated by the Parties in good faith, that settlement of this matter will avoid prolonged and complicated litigation between the Parties, and that this Consent Decree is fair, reasonable, and in the public interest.

THEREFORE, with the consent of the Parties to this Decree, it is  
ORDERED, ADJUDGED, AND DECREED:



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## II. JURISDICTION

1. This Court has jurisdiction over the subject matter of this action pursuant to 28 U.S.C. §§ 1331 and 1345, 42 U.S.C. §9607 and 9613(b), and also has personal jurisdiction over Settling Defendant in this action. Settling Defendant consents to and shall not challenge entry of this Consent Decree or this Court's jurisdiction to enter and enforce this Consent Decree.

## III. PARTIES BOUND

2. This Consent Decree is binding upon the United States, and upon Settling Defendant and its beneficiaries, heirs, successors, and assigns. Any change in ownership or corporate or other legal status, including but not limited to, any transfer of assets or real or personal property, shall in no way alter the status or responsibilities of Settling Defendant under this Consent Decree.

## IV. DEFINITIONS

3. Unless otherwise expressly provided herein, terms used in this Consent Decree which are defined in CERCLA or in regulations promulgated under CERCLA shall have the meaning assigned to them in CERCLA or in such regulations. Whenever the terms listed below are used in this Consent Decree, the following definitions shall apply:

a. "Basin-wide Response Costs" shall mean costs, including but not limited to direct and indirect costs, including accrued Interest, that the United States has paid for basin-wide (non-operable unit) response actions in connection with the San Gabriel Valley Superfund Sites, Areas 1- 4.

b. "Carrier Consent Decree" shall mean the consent decree entered on April 28, 2006 in the matter of *United States v. Carrier Corporation*, Civ. Action No. 05-6022 ABC (FMOx)(C.D. Cal.), relevant portions of which are attached hereto as Appendix A.

1 c. "CERCLA" shall mean the Comprehensive Environmental  
2 Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. §  
3 9601, et seq.

4 d. "Consent Decree" shall mean this Consent Decree and Appendix  
5 A attached hereto.

6 e. "Day" shall mean a calendar day. In computing any period of  
7 time under this Consent Decree, where the last day falls on a Saturday, Sunday, or  
8 federal holiday, the period shall run until the close of business of the next working  
9 day.

10 f. "DOJ" shall mean the United States Department of Justice and any  
11 successor departments, agencies, or instrumentalities of the United States.

12 g. "Effective Date" shall mean the date of entry of this Consent  
13 Decree.

14 h. "EPA" shall mean the United States Environmental Protection  
15 Agency and any successor departments, agencies, or instrumentalities of the  
16 United States.

17 i. "EPA Hazardous Substance Superfund" shall mean the Hazardous  
18 Substance Superfund established by the Internal Revenue Code, 26 U.S.C. § 9507.

19 j. "ESD" shall mean the Explanation of Significant Differences  
20 issued by EPA on June 14, 2005 for the Record of Decision.

21 k. "Facility" shall mean the Site.

22 l. "Future Response Costs" shall mean all costs, including but not  
23 limited to Oversight Costs, direct or indirect costs, and Basin-wide Response  
24 Costs allocated to the Site, including Interest, that the United States or any third  
25 party pays or incurs at or relating to the Site after the date of entry of this Consent  
26 Decree, but prior to the later of (i) the date 8 years from the Operational and  
27 Functional Date of the Carrier Consent Decree, or (ii) the date of issuance of a  
28 final Record of Decision for the Site.

1 m. "Interest" shall mean interest at the applicable rate specified for  
2 interest on investments of the Hazardous Substance Superfund established by 26  
3 U.S.C. § 9507, compounded annually on October 1 of each year, in accordance  
4 with 42 U.S.C. § 9607(a).

5 n. "Oversight Costs" shall mean all direct and indirect costs,  
6 including Interest, that the United States incurs in connection with monitoring and  
7 supervising performance of the Response Work by other persons.

8 o. "Paragraph" shall mean a portion of this Consent Decree identified  
9 by an Arabic numeral or an upper or lower case letter.

10 p. "Parties" shall mean the United States and the Settling Defendant.

11 q. "Past Response Costs" shall mean all costs, including but not  
12 limited to Oversight Costs, direct and indirect costs, and Basin-wide Response  
13 Costs allocated to the Site, including Interest, that the United States or any third  
14 party has paid or incurred at or relating to the Site through and including the date  
15 of entry of this Consent Decree.

16 r. "Plaintiff" shall mean the United States.

17 s. "Record of Decision" or "ROD" shall mean the September 30,  
18 1998 EPA Interim Record of Decision for the Puente Valley Operable Unit (Area  
19 4) of the San Gabriel Valley Superfund Sites, Areas 1-4.

20 t. "Response Work" shall mean the design and implementation of  
21 any remedial measures, including the operation and maintenance thereof,  
22 encompassed within the Record of Decision as modified by the ESD.

23 u. "Section" shall mean a portion of this Consent Decree identified  
24 by a Roman numeral.

25 v. "Settling Defendant" shall mean Bentley Prince Street, Inc. and its  
26 respective predecessors in interest, their respective corporate beneficiaries, heirs,  
27 successor(s), and assigns but only to the extent that such predecessors in interest,  
28 corporate beneficiaries, heirs, successor(s), and assigns have no independent

1 liability for the Site other than liability derived from that entity's relationship to or  
2 affiliation with the Settling Defendant.

3 w. "Site" shall mean the facility, which consists of an area of  
4 groundwater contamination in Los Angeles County, California, located in the  
5 geographic area designated on the National Priorities List as the San Gabriel  
6 Valley Superfund Site, Area 4 and identified as the Puente Valley Operable Unit.  
7 *See* 49 Fed. Reg. 19480 (1984).

8 x. "State" shall mean the State of California.

9 y. "United States" shall mean the United States of America,  
10 including its departments, agencies and instrumentalities.

#### 11 **V. STATEMENT OF PURPOSE**

12 4. By entering into this Consent Decree, the mutual objective of the Parties  
13 is for Settling Defendant to make a cash payment to address its alleged liability for  
14 the Site as provided in the Covenant Not to Sue by Plaintiff in Section VIII, and  
15 subject to the Reservations of Rights by United States in paragraph 15.

#### 16 **VI. REIMBURSEMENT OF RESPONSE COSTS**

17 5. Payments to the EPA Hazardous Substance Superfund. Settling  
18 Defendant shall pay to the EPA Hazardous Substance Superfund the amount of  
19 fifteen thousand dollars (\$15,000) in reimbursement of Past Response Costs.  
20 Payment shall be made as follows:

21 a. Settling Defendant shall, within thirty (30) working Days after  
22 entry of this Consent Decree, remit the principal of fifteen thousand dollars  
23 (\$15,000) to the United States. Payment to the United States shall be made by  
24 FedWire Electronic Funds Transfer ("EFT") to the U.S. Department of Justice in  
25 accordance with current EFT procedures, referencing the USAO File Number,  
26 EPA Region IX, the Site/Spill ID Number 09-8V, and DOJ Case Number 90-11-  
27 2-354/32. Payment shall be made in accordance with instructions provided to the  
28 Settling Defendant by the Financial Litigation Unit of the United States Attorney's

1 Office for the Central District of California following lodging of the Consent  
2 Decree. Any payments received by the Department of Justice after 4:00 p.m.  
3 Eastern Time shall be credited on the next business Day. Settling Defendant shall  
4 send notice to the EPA and the DOJ that payment has been made in accordance  
5 with Section XIV (Notices and Submissions) and to David Wood, PMD-6,  
6 Section Chief, U.S. EPA, Region IX, 75 Hawthorne Street, San Francisco,  
7 California 94105.

8 b. The fifteen thousand dollars (\$15,000) paid by the Settling  
9 Defendant to the United States shall be deposited in the "San Gabriel Valley  
10 Superfund Sites, Area 4, Special Account" within the EPA Hazardous Substance  
11 Superfund. This Special Account shall be retained and used to conduct or finance  
12 response actions at or in connection with the Site or the San Gabriel Valley  
13 Superfund Sites (Areas 1- 4), or may be transferred by the EPA from this Special  
14 Account to the EPA Hazardous Substance Superfund.

#### 15 **VII. FAILURE TO COMPLY WITH REQUIREMENTS**

16 6. Interest on Late Payments. In the event that any payment required under  
17 Section VI (Reimbursement of Response Costs) or Section VII, Paragraph 7  
18 (Stipulated Penalties) is not received when due, Interest shall continue to accrue  
19 on the unpaid balance through the date of payment. Settling Defendant shall be  
20 liable for any such Interest pertaining to the payments required under Section VI  
21 (Reimbursement of Response Costs).

#### 22 7. Stipulated Penalties.

23 a. Settling Defendant shall be liable for stipulated penalties for late  
24 payments under Section VI (Reimbursement of Response Costs) and for the  
25 Interest on late payments under Section VI, as required under Section VII,  
26 Paragraph 6. The stipulated penalties shall be in the following amounts per  
27 violation per Day that any such payment is late:

28 **Penalty Per Violation Per Day Period of Noncompliance**



1	\$500	1st through 14th Day
2	\$1500	15th through 30th Day
3	\$2500	31 st Day and beyond

4 Each of the payments required under Section VI (Reimbursement of Response  
5 Costs) shall be considered a separate violation for purposes of calculating  
6 stipulated penalties under this provision.

7 b. Settling Defendant shall be liable for stipulated penalties in the  
8 amount of \$1500 per Day per violation of the provisions contained in Sections XII  
9 (Access To Information), and XIII (Retention of Records).

10 8. All Interest and penalties set forth under this Section shall begin to  
11 accrue on the Day a violation occurs, and shall continue to accrue through the  
12 final Day of the correction of the noncompliance. Nothing herein shall prevent  
13 the simultaneous accrual of separate penalties for separate violations of this  
14 Consent Decree.

15 9. Interest and stipulated penalties shall accrue as provided in Paragraphs 6  
16 and 7, regardless of whether EPA has notified Settling Defendant of the violation  
17 or made a demand for payment, but need be paid only upon demand.

18 10. Interest and stipulated penalties set forth under this Section shall be due  
19 and payable within 30 Days of the date of demand for payment. All payments to  
20 the United States under this Paragraph shall be made by certified or cashier's  
21 check made payable to the "EPA Hazardous Substances Superfund," shall be  
22 forwarded to the U.S. EPA, Region IX, Superfund Payments, Cincinnati Finance  
23 Center, P.O. Box 979076, St. Louis, MO 63197-9000, shall indicate that payment  
24 is for Interest and/or stipulated penalties, and shall reference EPA Region IX, the  
25 Site/Spill Identification Numbers 09-8V, the USAO File Number, the DOJ Case  
26 Number 9022 90-11-2-354/32, and the name and address of the party making  
27 payment. Copies of check(s) paid pursuant to this Paragraph, and any  
28 accompanying transmittal letter(s), shall be forwarded to the DOJ and the EPA as

1 provided in Section XIV (Notices and Submissions), and to David Wood, PMD-6,  
2 Section Chief, U.S. EPA Region IX, 75 Hawthorne Street, San Francisco,  
3 California 94105.

4 11. Notwithstanding any other provision of this Section, the United States  
5 may, in its unreviewable discretion, waive any portion of Interest or stipulated  
6 penalties that have accrued pursuant to this Consent Decree.

7 12. Payments made under Paragraphs 5 through 9 shall be in addition to  
8 any other remedies or sanctions available to Plaintiff by virtue of Settling  
9 Defendant's failure to comply with the requirements of this Consent Decree.

10 13. If the United States brings an action against Settling Defendant to  
11 enforce this Consent Decree, Settling Defendant shall reimburse the United States  
12 for all costs of such action, including but not limited to costs of attorney time.

#### 13 **VIII. COVENANT NOT TO SUE BY PLAINTIFF**

14 14. Covenant Not to Sue. Except as specifically provided in Paragraph 15  
15 (Reservation of Rights), Plaintiff covenants not to sue or to take any  
16 administrative action against Settling Defendant for performance of Response  
17 Work, Past Response Costs and Future Response Costs, pursuant to Section 7003  
18 of RCRA, 42 U.S.C. § 6973, or Sections 106 and 107(a) of CERCLA, 42 U.S.C.  
19 §§ 9606 and 9607(a) with respect to the Site. This covenant shall take effect upon  
20 receipt by Plaintiff of the payments set forth in Paragraph 5. This covenant is  
21 conditioned upon Settling Defendant's satisfactory performance of its obligations  
22 under this Consent Decree. This covenant extends only to Settling Defendant and  
23 does not extend to any other person.

24 15. Reservation of Rights. The covenant not to sue set forth in Paragraph  
25 14 does not pertain to any matters other than those expressly specified therein.  
26 The Plaintiff reserves, and this Consent Decree is without prejudice to all rights  
27 against Settling Defendant with respect to other matters, including but not limited  
28 to:

1 a. liability for failure by Settling Defendant to meet a requirement of  
2 this Consent Decree;

3 b. liability for damages for injury to, destruction of, or loss of natural  
4 resources, and for the costs of any natural resource damage assessments;

5 c. criminal liability; and

6 d. liability for response actions and response costs incurred or to be  
7 incurred by the United States not covered as matters addressed as set forth in  
8 Paragraph 19 of this Consent Decree, including but not limited to liability for any  
9 response actions and response costs at the Site that occur after the later of (I) the  
10 date 8 years from the Operational and Functional Date of the Carrier Consent  
11 Decree, or (ii) the date of issuance of a final Record of Decision for the Site.

12 **IX. COVENANT NOT TO SUE BY SETTLING DEFENDANT**

13 16. Settling Defendant covenants not to sue and agrees not to assert any  
14 claims or causes of action against Plaintiff or its contractors or employees with  
15 respect to Response Work, Past Response Costs and Future Response Costs, as set  
16 forth in this Consent Decree, including but not limited to:

17 a. any direct or indirect claims for reimbursement from the  
18 Hazardous Substance Superfund based on Sections 106(b)(2), 107, 111, 112, or  
19 113 of CERCLA, 42 U.S.C. §§ 9606(b)(2), 9607, 9611, 9612, or 9613, or any  
20 other provision of law;

21 b. any claims arising out of costs or response actions at or in  
22 connection with the Site, including any claim under the United States  
23 Constitution, the California Constitution, the Tucker Act, 28 U.S.C. § 1491, the  
24 Equal Access to Justice Act, 28 U.S.C. § 2412, as amended, or at common law;  
25 and

26 c. any claims against the United States pursuant to Sections 107 and  
27 113 of CERCLA, 42 U.S.C. §§ 9607 and 9613, related to the Site.

1 17. Nothing in this Consent Decree shall be deemed to constitute approval  
2 or preauthorization of a claim within the meaning of Section 111 of CERCLA, 42  
3 U.S.C. § 9611, or 40 C.F.R. § 300.700(d).

4 **X. EFFECT OF SETTLEMENT/CONTRIBUTION PROTECTION**

5 18. Nothing in this Consent Decree shall be construed to create any rights  
6 in, or grant any cause of action to, any person not a Party to this Consent Decree.  
7 Each of the Parties expressly reserves any and all rights (including, but not limited  
8 to, any right to contribution), defenses, claims, demands, and causes of action  
9 which each Party may have with respect to any matter, transaction, or occurrence  
10 relating in any way to the Site against any person not a Party hereto.

11 19. The Parties agree that in consideration of the payment made by Settling  
12 Defendant and the execution of this Consent Decree, Settling Defendant has  
13 resolved its liability to Plaintiff and are entitled to protection from contribution  
14 actions or claims as provided by Section 113(f)(2) of CERCLA, 42 U.S.C. §  
15 9613(f)(2), for matters addressed in this Consent Decree, conditioned only upon  
16 entry of this Consent Decree. The matters addressed in this Consent Decree are:  
17 Response Work; Past Response Costs; and Future Response Costs with respect to  
18 the Site. The matters addressed exclude those response actions and response costs  
19 to which Plaintiff has reserved its rights under this Consent Decree.

20 20. Settling Defendant agrees that, with respect to any suit or claim for  
21 contribution brought by Settling Defendant for matters related to this Consent  
22 Decree, it will notify the DOJ and the EPA, in writing not later than sixty (60)  
23 Days prior to the initiation of such suit or claim. Settling Defendant also agrees  
24 that, with respect to any suit or claim for contribution brought against it for  
25 matters related to this Consent Decree, it will notify the DOJ and EPA in writing  
26 within ten (10) Days of service of the complaint or claims upon it. In addition,  
27 Settling Defendant shall notify the DOJ and EPA within ten (10) Days of service  
28



1 or receipt of any motion for summary judgment or any order from a court setting a  
2 case for trial, for matters related to this Consent Decree.

3 21. In any subsequent administrative or judicial proceeding initiated by the  
4 United States for injunctive relief, recovery of response costs, or other relief  
5 relating to the Site, Settling Defendant shall not assert, and may not maintain, any  
6 defense or claims based upon the principles of waiver, res judicata, collateral  
7 estoppel, issue preclusion, claim-splitting, or other defenses based upon any  
8 contention that the claims raised by the United States in the subsequent  
9 proceeding were or should have been brought in the instant case, provided,  
10 however, that nothing in this Paragraph affects the enforceability of the Covenant  
11 Not to Sue by Plaintiff set forth in Section VIII.

#### 12 **XI. SITE ACCESS**

13 22. Commencing upon the date of lodging of this Consent Decree, Settling  
14 Defendant agrees to provide the United States and the State of California and their  
15 representatives, including the EPA, the Department of Toxic Substances Control,  
16 and the Los Angeles Regional Water Quality Control Board, and their contractors,  
17 access at all reasonable times to the property within the Site owned or controlled  
18 by Settling Defendant to which access is determined by the EPA to be required for  
19 the implementation of this Consent Decree, or for the purpose of conducting any  
20 response activity related to the Site, including but not limited to:

21 a. Monitoring of investigation, removal, remedial or other activities  
22 at the Site;

23 b. Verifying any data or information submitted to the United States  
24 or to the State of California;

25 c. Conducting investigations relating to contamination at or near the  
26 Site;

27 d. Obtaining samples;  
28

1 e. Assessing the need for, planning, or implementing response  
2 actions at or near the Site; and

3 f. Inspecting and copying records, operating logs, contracts, or other  
4 documents maintained or generated by Settling Defendant or its agents, consistent  
5 with Section XII (Access to Information).

6 23. Notwithstanding any provision of this Consent Decree, the United  
7 States retains all of its access authorities and rights, including enforcement  
8 authorities related thereto, under CERCLA, the Resource Conservation and  
9 Recovery Act, 42 U.S.C. § 6927, and any other applicable statutes or regulations.

## 10 XII. ACCESS TO INFORMATION

11 24. Settling Defendant shall provide to Plaintiff, upon request, copies of all  
12 documents and information within their possession or control or that of their  
13 contractors or agents relating in any manner to response actions taken at the Site  
14 or the liability of any person for response actions conducted and to be conducted  
15 at the Site, including, but not limited to, sampling, analysis, chain of custody  
16 records, manifests, trucking logs, receipts, reports, sample traffic routing,  
17 correspondence, or other documents or information related to the Site.

18 25. Confidential Business Information and Privileged Documents.

19 a. Settling Defendant may assert business confidentiality claims  
20 covering part or all of the documents or information submitted to Plaintiff under  
21 this Consent Decree to the extent permitted by and in accordance with Section  
22 104(e)(7) of CERCLA, 42 U.S.C. § 9604(e)(7), and 40 C.F.R. § 2.203(b).  
23 Documents or information determined to be confidential by Plaintiff will be  
24 accorded the protection specified in 40 C.F.R. Part 2, Subpart B. If no claim of  
25 confidentiality accompanies documents or information when they are submitted to  
26 the Plaintiff, or if Plaintiff has notified Settling Defendant that the documents or  
27 information are not confidential under the standards of Section 104(e)(7) of  
28

1 CERCLA, the public may be given access to such documents or information  
2 without further notice to Settling Defendant.

3 b. Settling Defendant may assert that certain documents, records or  
4 other information are privileged under the attorney-client privilege or any other  
5 privilege recognized by federal law. If Settling Defendant asserts such a privilege  
6 in lieu of providing documents, it shall provide Plaintiff with the following: 1) the  
7 title of the document, record, or information; 2) the date of the document, record,  
8 or information; 3) the name and title of the author of the document, record, or  
9 information; 4) the name and title of each addressee and recipient; 5) a description  
10 of the subject of the document, record or information; and 6) the privilege  
11 asserted. However, no documents, reports, or other information created or  
12 generated pursuant to the requirements of this or any other consent decree with  
13 Plaintiff shall be withheld on the grounds that they are privileged. If a claim of  
14 privilege applies only to a portion of a document, the document shall be provided  
15 to Plaintiff in redacted form to mask the privileged information only. Settling  
16 Defendant shall retain all records and documents that it claims to be privileged  
17 until Plaintiff has had a reasonable opportunity to dispute the privilege claim and  
18 any such dispute has been resolved in the Settling Defendant's favor.

19 26. No claim of confidentiality shall be made with respect to any data,  
20 including but not limited to, all sampling, analytical, monitoring, hydrogeologic,  
21 scientific, chemical, or engineering data, or any other documents or information  
22 evidencing conditions at or around the Site.

### 23 **XIII. RETENTION OF RECORDS**

24 27. Until ten (10) years after the entry of this Consent Decree, Settling  
25 Defendant shall preserve and retain all records and documents now in its  
26 possession or control, or which come into its possession or control thereafter, that  
27 relate in any manner to response actions taken at the Site or the liability of any  
28 person for response actions conducted and to be conducted at the Site, regardless

1 of any corporate retention policy to the contrary. After five (5) years, Settling  
2 Defendant may contact the EPA in writing to request instructions as to whether  
3 such records and documents shall be maintained for the remaining five (5) year  
4 retention period, or whether such records and documents may be discarded. No  
5 retained records or documents shall be disposed of prior to the ten (10) year  
6 retention period, unless Settling Defendant receives instructions from the EPA  
7 specifically permitting Settling Defendant to dispose of such records and  
8 documents.

9 28. After the conclusion of the ten (10) year document retention period in  
10 the preceding Paragraph, Settling Defendant shall notify the EPA and the DOJ at  
11 least ninety (90) Days prior to the destruction of any such records or documents,  
12 and, upon request by the EPA or the DOJ, Settling Defendant shall deliver any  
13 such records or documents to EPA subject to the same privilege provisions set  
14 forth in Section XII (Access To Information).

15 29. By signing this Consent Decree, Settling Defendant certifies that, after  
16 thorough inquiry, to the best of its knowledge and belief, it has not altered,  
17 mutilated, discarded, destroyed, or otherwise disposed of any records, documents,  
18 or other information relating to its potential liability regarding the Site, after  
19 notification of potential liability or the filing of a suit against the Settling  
20 Defendant regarding the Site; and that it has fully complied with any and all EPA  
21 requests for information regarding the Site pursuant to Sections 104(e) and 122(e)  
22 of CERCLA, 42 U.S.C. §§ 9604(e) and 9622(e), and Section 3007 of RCRA, 42  
23 U.S.C. § 6927.

#### 24 **XIV. NOTICES AND SUBMISSIONS**

25 30. Whenever, under the terms of this Consent Decree, notice is required to  
26 be given or a document is required to be forwarded by one party to another, it  
27 shall be directed to the individuals at the addresses specified below, unless those  
28 individuals or their successors give notice of a change to the other Parties in



1 writing. Written notice as specified herein shall constitute complete satisfaction of  
2 any written notice requirement of the Consent Decree with respect to the United  
3 States (the DOJ and the EPA) and Settling Defendant, respectively.

4 As to the United States:

5 As to DOJ:

6 Benjamin Fisherow  
7 Chief, Environmental Enforcement Section  
8 Environment & Natural Resources Division  
9 U.S. Department of Justice (DJ # 90-11-2-354/32)  
10 P.O. Box 7611  
11 Washington, DC 20044-7611

12 Elise S. Feldman  
13 Senior Counsel  
14 Environmental Enforcement Section  
15 Environment & Natural Resources Division  
16 U.S. Department of Justice  
17 301 Howard Street, Suite 1050  
18 San Francisco, CA 94105

19 As to EPA:

20 Larry Bradfish (ORC-3)  
21 Assistant Regional Counsel  
22 U.S. Environmental Protection Agency, Region IX  
23 75 Hawthorne Street  
24 San Francisco, CA 94105

25 As to Settling Defendant:

26 Malcolm C. Weiss  
27 Hunton & Williams LLP  
28 550 S Hope St Ste 2000  
Los Angeles, CA 90071  
Telephone: (213) 532-2130  
Facsimile: (213) 532-2020

Attorney for Settling Defendant

Settling Defendant may change the identity or contact information for its agent at  
any time by written notice to the Court and to the United States.

#### **XV. RETENTION OF JURISDICTION**

31. This Court shall retain jurisdiction over this matter for the purpose of  
interpreting and enforcing the terms of this Consent Decree.

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37. Settling Defendant hereby agrees not to oppose entry of this Consent Decree by this Court or to challenge any provision of this Consent Decree, unless the United States has notified Settling Defendant in writing that it no longer supports entry of the Consent Decree.

38. Settling Defendant shall identify, on the attached signature page, the name and address of an agent who is authorized to accept service of process by mail on behalf of that Party with respect to all matters arising under or relating to this Consent Decree. Settling Defendant hereby agrees to accept service in that manner and to waive the formal service requirements set forth in Rule 4 of the Federal Rules of Civil Procedure and any applicable local rules of this Court, including, but not limited to, service of a summons.

## XX. FINAL JUDGMENT

39. Upon approval and entry of this Consent Decree by this Court, this Consent Decree shall constitute a final judgment between the United States and Settling Defendant. The Court finds that there is no just reason for delay and therefore enters this judgment as the final judgment under Fed. R. Civ. P. 54 and 58.


SO ORDERED THIS                      DAY OF                      , 2013.

Honorable Audrey B. Collins  
United States District Judge


1 THE UNDERSIGNED PARTY enters into this Consent Decree, relating to  
2 the San Gabriel Valley Superfund Site, Area 4, and further identified as the  
3 Puente Valley Operable Unit.

4  
5 FOR THE UNITED STATES OF AMERICA

6  
7 Dated: 7/23/13

8   
9 ROBERT G. DREHER  
10 Acting Assistant Attorney General  
11 Environment & Natural Resources Division  
12 United States Department of Justice

13 Dated: 7/25/13

14   
15 ELISE FELDMAN  
16 Senior Counsel  
17 Environmental Enforcement Section  
18 Environment & Natural Resources Division  
19 United States Department of Justice  
20 301 Howard Street, Suite 1050  
21 San Francisco, CA 94105  
22 Telephone: (415) 744-6470  
23 Telecopier: (415) 744-6676  
24  
25  
26  
27  
28



FOR THE UNITED STATES  
ENVIRONMENTAL PROTECTION AGENCY

Dated: 7 June 13

  
ENRIQUE MANZANILLA

Director

Superfund Division

U.S. Environmental Protection Agency Region 9

75 Hawthorne Street

San Francisco, CA 94105

Dated: May 29, 2013

  
LARRY BRADFISH

Assistant Regional Counsel

Office of Regional Counsel

U.S. Environmental Protection Agency Region 9

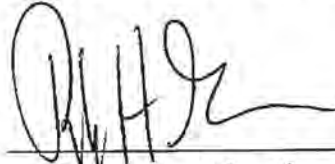
75 Hawthorne Street

San Francisco, CA 94105

1 THE UNDERSIGNED PARTY enters into this Consent Decree, relating to  
2 the San Gabriel Valley Superfund Site, Area 4, and further identified as the Puente  
3 Valley Operable Unit.

4 FOR BENTLEY PRINCE STREET, INC.

5  
6  
7 Dated: 4/9/13



Ralph H. Grogan  
President and CEO

8  
9  
10 Agent authorized to receive service of process pursuant to Paragraph 38:  
11

12 MALCOLM WEISS  
13 Hunton & Williams LLP  
14 550 S Hope St. Ste. 2000  
15 Los Angeles CA 90071  
16 Telephone: (213) 532-2130  
17 Facsimile: (213) 532-2020  
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**APPENDIX A**

**RELEVANT PORTIONS OF THE CARRIER CONSENT DECREE**

ORIGINAL

1 SUE ELLEN WOOLDRIDGE  
Assistant Attorney General  
2 Environment & Natural Resources Division  
United States Department of Justice

3 MATTHEW A. FOGELSON  
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8 ELIZABETH F. KROOP  
9 Environmental Enforcement Section  
Environment & Natural Resources Division  
10 United States Department of Justice  
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11 Ben Franklin Station  
Washington, DC 20044  
12 Telephone: (202) 514-5244  
Facsimile: (202) 514-2583  
13 E-mail: Elizabeth.Kroop@usdoj.gov

14 Additional Counsel Listed on Next Page

IN THE UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA  
WESTERN DIVISION

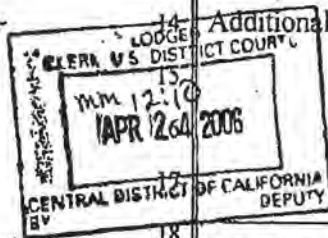
18 UNITED STATES OF AMERICA,  
19 Plaintiff,  
20  
21 v.  
22 CARRIER CORPORATION,  
23 Defendant.  
24  
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Case No. CV-05-6022 ABC (FMOx)

AMENDED CONSENT DECREE



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1 III. PARTIES BOUND

2 2. This Consent Decree applies to and is binding upon the United States  
3 and upon Settling Defendants and their successors and assigns. Any change in  
4 ownership or corporate status of a Settling Defendant including, but not limited to,  
5 any transfer of assets or real or personal property, shall in no way alter such  
6 Settling Defendant's responsibilities under this Consent Decree.

7 3. Settling Defendants shall provide a copy of this Consent Decree to  
8 each contractor hired to perform the Work (as defined below) required by this  
9 Consent Decree and to each person representing any Settling Defendant with  
10 respect to the Site or the Work and shall condition all contracts entered into  
11 hereunder upon performance of the Work in conformity with the terms of this  
12 Consent Decree. Settling Defendants or their contractors shall provide written  
13 notice of the Consent Decree to all subcontractors hired to perform any portion of  
14 the Work required by this Consent Decree. Settling Defendants shall nonetheless  
15 be responsible for ensuring that their contractors and subcontractors perform the  
16 Work contemplated herein in accordance with this Consent Decree. With regard to  
17 the activities undertaken pursuant to this Consent Decree, each contractor and  
18 subcontractor shall be deemed to be in a contractual relationship with the Settling  
19 Defendants within the meaning of Section 107(b)(3) of CERCLA, 42 U.S.C.  
20 § 9607(b)(3).

21 IV. DEFINITIONS

22 4. Unless otherwise expressly provided herein, terms used in this  
23 Consent Decree that are defined in CERCLA or in regulations promulgated under  
24 CERCLA shall have the meaning assigned to them in CERCLA or in such  
25 regulations. Whenever terms listed below are used in this Consent Decree or in the  
26 appendices attached hereto and incorporated hereunder, the following definitions  
27 shall apply:

28 "Basin-wide Response Costs" shall mean costs, including but not limited to

1 direct and indirect costs, including accrued Interest, that the United States has  
2 incurred or in the future incurs for basin-wide (non-operable unit) response actions  
3 in connection with the San Gabriel Valley Superfund Sites, Areas 1 - 4.

4 "CERCLA" shall mean the Comprehensive Environmental Response,  
5 Compensation, and Liability Act of 1980, as amended, 42 U.S.C. §§ 9601, et seq.  
6 "Consent Decree" shall mean this Decree and all appendices attached hereto (listed  
7 in Section XXX). In the event of conflict between this Decree and any appendix,  
8 this Decree shall control.

9 "Day" shall mean a calendar day unless expressly stated to be a working  
10 day. "Working Day" shall mean a day other than a Saturday, Sunday, or Federal  
11 holiday. In computing any period of time under this Consent Decree, where the  
12 last day would fall on a Saturday, Sunday, or Federal holiday, the period shall run  
13 until the close of business of the next working day.

14 "DOJ" shall mean the United States Department of Justice and any of its  
15 successor departments, agencies, or instrumentalities.

16 "DTSC" shall mean the California Department of Toxic Substances Control  
17 and any successor departments or agencies.

18 "Effective Date" shall be the effective date of this Consent Decree as  
19 provided in Paragraph 117.

20 "Eligible SEP Costs" shall include the costs of implementing the  
21 Supplemental Environmental Project (SEP) required pursuant to Section XVIII,  
22 but do not include Settling Defendants' overhead, administrative expenses or legal  
23 fees. Contractor oversight costs not exceeding 5% of \$468,750 may be included as  
24 Eligible SEP Costs, so long as adequate documentation is provided.

25 "EPA" shall mean the United States Environmental Protection Agency and  
26 any of its successor departments or agencies.

27 "Explanation of Significant Differences" or "ESD" shall mean the  
28 Explanation of Significant differences relating to the Site issued by EPA on June

1 14, 2005. The ESD is attached as Appendix B to this Consent Decree.

2 "Future Response Costs" shall mean all costs that are incurred by the United  
3 States or any third party for response actions with respect to the Site after the  
4 Effective Date, but prior to the later of (i) the date 8 years from the Operational and  
5 Functional Date, or (ii) the date of issuance of a final Record of Decision for the  
6 Site. Future Response Costs include, but are not limited to, Basin-wide Response  
7 Costs allocated to the Site, direct and indirect costs and accrued interest that the  
8 United States incurs in reviewing or developing plans, reports, and other items  
9 pursuant to this Consent Decree, verifying the Work, or otherwise implementing,  
10 overseeing, or enforcing this Consent Decree, including but not limited to payroll  
11 costs, contractor costs, travel costs, laboratory costs, the costs incurred pursuant to  
12 Sections VII (Remedy Review), IX (Access and Institutional Controls; including  
13 but not limited to the cost of attorney time and any monies paid to secure access or  
14 to secure or implement institutional controls including but not limited to the  
15 amount of just compensation), XV (Emergency Response), and Paragraph 99 of  
16 Section XXII (Work Takeover).

17 "Interest," shall mean interest at the rate specified for interest on investments  
18 of the EPA Hazardous Substance Superfund established by 26 U.S.C. § 9507,  
19 compounded annually on October 1 of each year, in accordance with 42 U.S.C.  
20 § 9607(a). The applicable rate of interest shall be the rate in effect at the time the  
21 interest accrues. The rate of interest is subject to change on October 1 of each  
22 year.

23 "Interim ROD" shall mean the Interim Record of Decision relating to the  
24 Puente Valley Operable Unit of the San Gabriel Valley Superfund Sites signed on  
25 September, 30 1998 by the Regional Administrator, EPA Region 9, or his/her  
26 delegate, and all attachments thereto. The Interim ROD is attached as Appendix A  
27 to this Consent Decree.

28 "Mid-Valley Monitoring" shall mean the installation and monitoring of

1 wells in the intermediate and deep groundwater zones in the mid-valley area of the  
2 Site to monitor vertical and horizontal contaminant migration in such groundwater  
3 zones, as set forth in the SOW. For purposes of this Consent Decree, the mid-  
4 valley shall extend from Azusa Avenue to Puente Creek.

5 "National Contingency Plan" or "NCP" shall mean the National Oil and  
6 Hazardous Substances Pollution Contingency Plan promulgated pursuant to  
7 Section 105 of CERCLA, 42 U.S.C. § 9605, and codified at 40 C.F.R. Part 300,  
8 and any amendments thereto.

9 "Operational and Functional" shall mean that the Remedial Action, or a  
10 phase thereof, has been constructed and that it is performing in accordance with the  
11 applicable SOW and the applicable final Remedial Design/ Remedial Action Work  
12 Plans and other plans approved by EPA.

13 "Operational and Functional Date" shall mean the date that all phases of the  
14 Remedial Action are Operational and Functional pursuant to Paragraph 50.

15 "Paragraph" shall mean a portion of this Consent Decree identified by an  
16 Arabic numeral or an upper case letter.

17 "Parties" shall mean the United States and the Settling Defendants.

18 "Past Response Costs" shall mean all costs, including but not limited to  
19 Basin-wide Response Costs allocated to the Site, direct and indirect costs,  
20 including Interest, that the United States or any third party has paid or incurred at  
21 or in connection with the Site, through and including the Effective Date.

22 "Performance Criteria" shall mean the prevention of groundwater in the  
23 shallow zone north of Puente Creek at the mouth of Puente Valley with  
24 contamination greater than or equal to ten-times the levels listed in Table 2 of the  
25 ESD from:

- 26 (1) migrating beyond its lateral extent as measured at the time the  
27 shallow zone Remedial Action containment system is Operational and  
28 Functional; and



1 (2) migrating vertically into the intermediate zone;  
2 for a period of 8 years from the Operational and Functional Date.  
3 "Plaintiff" shall mean the United States.

4 "RCRA" shall mean the Solid Waste Disposal Act, as amended, 42 U.S.C.  
5 §§ 6901 et seq. (also known as the Resource Conservation and Recovery Act).

6 "Remedial Action" shall mean those activities to be undertaken by Settling  
7 Defendants to implement the shallow zone remedy north of Puente Creek and Mid-  
8 Valley Monitoring, in accordance with the Interim ROD as modified by the ESD,  
9 the applicable SOW, and the applicable Remedial Design/ Remedial Action Work  
10 Plans and other plans approved by EPA.

11 "Remedial Action Work Plan" shall mean the document developed pursuant  
12 to Paragraph 11 of this Consent Decree and approved by EPA, and any  
13 amendments thereto.

14 "Remedial Design" shall mean those activities to be undertaken by Settling  
15 Defendants to develop the final plans and specifications for the Remedial Action  
16 pursuant to the Remedial Design Work Plan.

17 "Remedial Design Work Plan" shall mean the document developed pursuant  
18 to Paragraph 10 of this Consent Decree and approved by EPA, and any  
19 amendments thereto.

20 "Section" shall mean a portion of this Consent Decree identified by a Roman  
21 numeral.

22 "SEP" shall mean the Woodland Duck Farm Supplemental Environmental  
23 Project as described in Paragraph 62, or any alternative Supplemental  
24 Environmental Project approved by EPA pursuant to Paragraph 63.

25 "SEP Implementation Plan" shall mean the document describing the SEP  
26 and setting forth those activities required to implement the SEP.

27 "Settling Defendants" shall mean Carrier Corporation and United  
28 Technologies Corporation.

1 "Site" shall mean the area of groundwater contamination in Los Angeles;  
2 County, California, located in the geographic area designated on the National  
3 Priorities List as the San Gabriel Valley Superfund Site, Area 4 [see 49 Fed. Reg.  
4 19480 (1984)], and identified as the Puente Valley Operable Unit.

5 "State" shall mean the California Department of Toxic Substances Control  
6 ("DTSC").

7 "Statement of Work" or "SOW" shall mean the statement of work for  
8 implementation of the Remedial Design and Remedial Action at the Site, as set  
9 forth in Appendix D to this Consent Decree and any modifications made in  
10 accordance with this Consent Decree.

11 "Supervising Contractor" shall mean the principal contractor retained by the  
12 Settling Defendants to supervise and direct the implementation of the Work under  
13 this Consent Decree.

14 "Unilateral Administrative Order Docket No. 2001-20" or "UAO Docket  
15 No. 2001-20" shall mean the order issued by EPA to Carrier Corporation on or  
16 about September 13, 2001.

17 "United States" shall mean the United States of America.

18 "Waste Material" shall mean (1) any "hazardous substance" under Section  
19 101(14) of CERCLA, 42 U.S.C. § 9601(14); (2) any pollutant or contaminant  
20 under Section 101(33) of CERCLA, 42 U.S.C. § 9601(33); (3) any "solid waste"  
21 under Section 1004(27) of RCRA, 42 U.S.C. § 6903(27); and (4) any "hazardous  
22 material" under the California Hazardous Waste Control Act Section 25100 et seq.

23 "Work" shall mean all activities Settling Defendants are required to perform  
24 under this Consent Decree, except those required by Section XXVI (Retention of  
25 Records) and Section XVIII (Supplemental Environmental Projects).

26 V. GENERAL PROVISIONS

27 5. Objectives of the Parties. The objectives of the Parties in entering into  
28 this Consent Decree are to protect public health or welfare or the environment at

1 Decree.

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2 XIV. CERTIFICATION OF COMPLETION

3 50. "Operational and Functional"

4 a. Within 30 Days after Settling Defendants conclude that the  
5 Remedial Action is Operational and Functional, Settling Defendants shall schedule  
6 and conduct a pre-certification inspection to be attended by Settling Defendants  
7 and EPA. If, after the pre-certification inspection, the Settling Defendants still  
8 believe that the Remedial Action is Operational and Functional, they shall submit a  
9 written report requesting certification to EPA for approval, with a copy to the  
10 State, pursuant to Section XI (EPA Approval of Plans and Other Submissions)  
11 within 30 Days of the inspection. In the report, a registered professional engineer  
12 and the Settling Defendants' Project Coordinator shall state that the Remedial  
13 Action is Operational and Functional. The written report shall include as-built  
14 drawings signed and stamped by a professional engineer. The report shall contain  
15 the following statement, signed by a responsible corporate official of a Settling  
16 Defendant or the Settling Defendants' Project Coordinator:

17 To the best of my knowledge, after thorough investigation, I certify  
18 that the information contained in or accompanying this submission is  
19 true, accurate and complete. I am aware that there are significant  
penalties for submitting false information, including the possibility of  
fine and imprisonment for knowing violations.

20 If, after completion of the pre-certification inspection and receipt and review of the  
21 written report, EPA, after reasonable opportunity to review and comment by  
22 DTSC, determines that the Remedial Action is not Operational and Functional,  
23 EPA will notify Settling Defendants in writing of the activities that must be  
24 undertaken by Settling Defendants pursuant to this Consent Decree in order for the  
25 Remedial Action to be Operational and Functional. EPA will set forth in the notice  
26 a schedule for performance of such activities consistent with the Consent Decree  
27 and the SOW or require the Settling Defendants to submit a schedule to EPA for  
28 approval pursuant to Section XI (EPA Approval of Plans and Other Submissions).

1 Settling Defendants shall perform all activities described in the notice in  
2 accordance with the specifications and schedules established pursuant to this  
3 Paragraph, subject to their right to invoke the dispute resolution procedures set  
4 forth in Section XX (Dispute Resolution).

5 b. If EPA concludes, based on the initial or any subsequent report  
6 requesting certification, and after a reasonable opportunity for review and  
7 comment by DTSC, that the Remedial Action is Operational and Functional, EPA  
8 will so certify in writing to Settling Defendants.

9 c. If EPA fails to certify that the Remedial Action is Operational  
10 and Functional within 90 Days after a request, EPA shall be deemed to have denied  
11 the request, unless Settling Defendants agree to an extension of time. Settling  
12 Defendants may, at any time thereafter, invoke Dispute Resolution pursuant to  
13 Section XX (Dispute Resolution).

14 d. Nothing herein shall preclude Settling Defendants from  
15 requesting, and EPA from granting, pursuant to the same procedures set forth in  
16 Subparagraphs a-c of this Paragraph, certification that a phase of the Remedial  
17 Action is Operational and Functional; provided, however, that any such  
18 certification shall be conditioned on such phase remaining Operational and  
19 Functional at the time Settling Defendants request certification for the final phase  
20 of the Remedial Action. In the event Settling Defendants request certification that  
21 a phase of the Remedial Action is Operational and Functional, and such request is  
22 granted, the resulting certification shall not affect the Operational and Functional  
23 Date.

24 e. Upon approval of the certification report by EPA or pursuant to  
25 a ruling by the Court, the Operational and Functional Date shall be the date when  
26 the last report requesting certification of the final phase of the Remedial Action  
27 was submitted.

28 f. The Operational and Functional Date established pursuant to

1 this Paragraph shall not be affected if existing contamination greater than or equal  
2 to ten-times the levels listed in Table 2 of the SOW has migrated vertically into the  
3 intermediate zone and this existing contamination prevents Settling Defendants  
4 from meeting the Performance Criteria, provided the Settling Defendants are  
5 taking the response actions determined by EPA to be necessary to reverse the trend  
6 pursuant to the SOW.

7 g. Once EPA has determined that the Remedial Action is  
8 Operational and Functional pursuant to this Paragraph, the Operational and  
9 Functional Date shall not be affected in the event EPA subsequently determines,  
10 pursuant to Paragraph 13, that modification to the Work specified in the SOW or in  
11 work plans developed pursuant to the SOW is necessary to achieve and maintain  
12 the Performance Criteria, to meet discharge ARARs, or to implement Mid-Valley  
13 Monitoring.

14 51. Certification of Completion.

15 a. No later than 90 Days before, and no sooner than 120 Days  
16 prior to, the eight-year anniversary of the Operational and Functional Date, and  
17 upon Settling Defendants concluding that the Remedial Action is still Operational  
18 and Functional, Settling Defendants shall schedule a pre-certification inspection to  
19 be attended by Settling Defendants and EPA. The Settling Defendants shall submit  
20 a Facility Status Package to EPA which shall include, but not be limited to, all  
21 maintenance reports, performance reports, sampling results, and all other  
22 deliverables updated as appropriate to reflect the performance and condition of the  
23 containment and Mid-Valley Monitoring systems including all wells, pipelines,  
24 and treatment facilities. If, after the pre-certification inspection, the Settling  
25 Defendants still believe that the Remedial Action is Operational and Functional,  
26 Settling Defendants shall submit a written report by a registered professional  
27 engineer, in accordance with the SOW, stating that the Remedial Action is  
28 Operational and Functional. The report shall contain the following statement,